



Min y Don

Llanfairfechan LL33 0BY

£625,000

A substantial double fronted, successful Guest House premises in prominent seafront setting enjoying distant coastal views towards the Great Orme, Anglesey and Puffin Island.

Long established, beautifully presented Guest House premises available fully furnished with on going bookings. Located on the promenade in a slightly set back setting with large sun terrace enjoying sea views.

Offering spacious character accommodation over three floors with luxury bedroom suites, owners accommodation and superb reputation.

Ground floor, reception hall, dining room, rear hallway, breakfast kitchen, owners lounge, large bedroom and bathroom. First floor landing, 2 large suites with en-suite shower. 2nd Floor landing, 2 large suites, rear bedroom en-suite



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<https://www.iwanmwilliams.co.uk>



Location

Llanfairfechan is a popular village located on the North Wales coast with a range of amenities including local independent shops, small supermarket, schools and pubs. The seafront promenade is popular for walks, sailing and other outdoor activities.

The Accommodation Affords
(Approximate measurements only):

Reception Hallway:

Attractive Victorian Minton style flooring; balustrade turn staircase leading off to first floor level; coved ceiling; radiator; uPVC double glazed door to front.

Guest Dining Room:

18'4" x 13'1" (5.59m x 4m)

Large uPVC double glazed bay window overlooking front enjoying open aspect and sea views. Dado rail; picture rail and coving; radiator.

Doorway from rear of staircase leading to:

Kitchen & Owner's Accommodation:

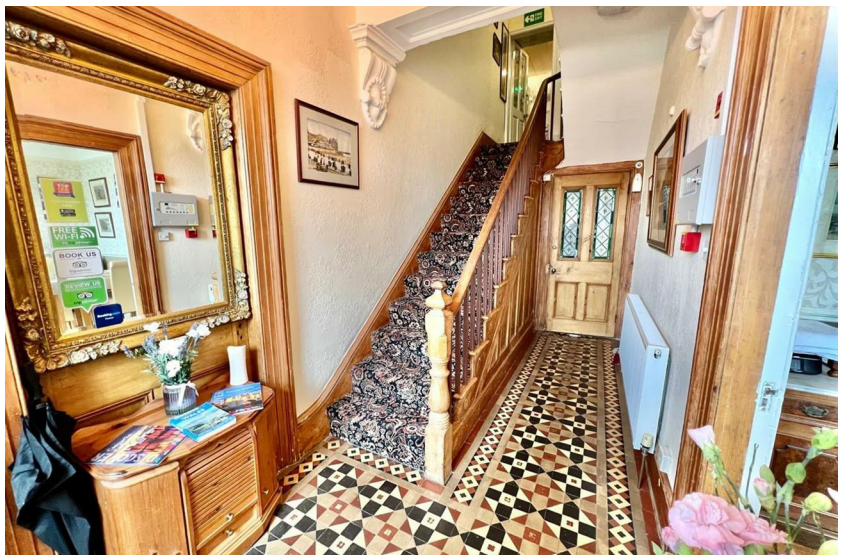
Kitchen:

14'5" x 11'9" (4.4m x 3.6m)

Fitted range of base and wall units with worktops over; feature inglenook style former fireplace housing cooking range; built-in cupboard housing Worcester combi boiler for central heating and hot water; space for fridge freezer; two and a half bowl sink; wall tiling; uPVC double glazed window overlooking rear.

Rear Hallway:

Radiator; uPVC double glazed rear door leading to outside. Built-in meter cupboard.



Bathroom:

Panelled bath, shower above, pedestal wash basin and low level WC; inset spotlighting; uPVC double glazed window.

Bedroom:

17'10" x 8'9" (5.44m x 2.69m)

Radiator; double glazed window overlooking rear; shelving.

From rear hallway access to:

Lounge:

12'2" x 13'1" (3.73m x 4m)

(There is also a closed up door which leads to the main reception hall if required).

Feature Victorian fireplace surround with brick inset; dado rail; coving; uPVC double glazed window overlooking front; TV point.

FIRST FLOOR

Rear Half Landing:

Leading to:

Sauna Room:

6'1" x 8'11" (1.86m x 2.73m)

Large Jacuzzi bath, sauna with glazed screen, vanity wash basin, ladder style heated towel rail.

Landing:

Great Orme Suite:

Consisting of two separate bedrooms with interconnecting door.

Bedroom 1:

14'3" plus bay x 15'2" (4.35m plus bay x 4.64m)

Large uPVC double glazed bay window overlooking front with extensive sea views ranging from the Great Orme towards Anglesey and Puffin Island. Double panelled radiator; seating area overlooking front views.

En-suite)

6'4" x 6'1" (1.95m x 1.86m)

Corner shower enclosure, pedestal wash hand basin and low level WC; ladder style heated towel rail; mirror and light; uPVC double glazed window to front; fully tiled walls.

Bedroom No 2:

14'9" x 13'1" (4.51m x 4m)

Twin Bed. Radiator; picture rail; coving; Victorian wash stand with contemporary wash basin. Built-in wardrobe and cylinder cupboard. uPVC double glazed window overlooking rear. (Closed up door leading to main landing if required).

Lighthouse Suite:

Bedroom:

13'1" x 11'6" (3.99m x 3.52m)

Four poster bed. Seating area overlooking front; uPVC double glazed window with extensive views towards the Great Orme, Puffin Island and Anglesey. Radiator; wall lights; coving. Door leading to:

Inner Dressing Room:

13'1" x 4'8" (3.99m x 1.44m)

Wardrobe and marble topped dressing table; wall lights and mirror. Door leading to:



Large En-suite Shower:

12'11" x 5'0" (3.95m x 1.53m)

Large walk-in shower with glazed screen, raindrop shower head, low level WC and washstand with contemporary sink, light and mirror above; wall tiling; ladder style heated towel rail; uPVC double glazed window and extractor fan.

Staircase leading to:

SECOND FLOOR

Landing:

uPVC double glazed window overlooking rear.

Puffin View Suite:

Comprising entrance lobby, two bedrooms and bathroom.

Bedroom No 1:

11'6" x 9'7" (3.51m x 2.94m)

Overlooking front enjoying extensive views; radiator; TV point; seating area overlooking the Promenade.

Doorway leading from Lobby leading to:

Bedroom No 2:

13'1" x 10'5" (4m x 3.2m)

uPVC double glazed window overlooking rear, mountain views; radiator; TV point.

Bathroom:

9'9" x 8'7" (2.98m x 2.64m)

Walk-in shower, freestanding roll-top bath with claw feet, wash basin with light over; ladder style heated towel rail; uPVC double glazed window to front; panelling to wainscot level.

Penmaen Point Suite:

Bedroom:

13'0" x 11'5" (3.98m x 3.49m)

uPVC double glazed window overlooking front enjoying panoramic views; radiator; TV point; wall lights.

Large en-suite Shower Room:

9'3" x 6'6" (2.83m x 2m)

L-shaped with shower enclosure, glazed screen, tiled surrounds; pedestal wash hand basin and low level WC; ladder style heated towel rail; inset spotlighting; panelling to wainscot level; extractor fan and mirror with integrated light.

Garreg Fawr:

9'6" x 10'5" (2.91m x 3.18m)

Double en-suite. Radiator; TV point; uPVC double glazed window.

En-suite Shower Room:

7'4" x 2'11" (2.26m x 0.91m)

Shower enclosure with folding glazed door, vanity wash basin and low level WC; ladder style heated towel rail; inset spotlighting.

Outside:

The property commands a super level plot on the promenade overlooking open grassed playing area and sea views towards Anglesey and Puffin Island. To the front there is a large off road parking for multiple vehicles; raised bed with specimen plants; raised flagged sun terrace to immediate front enjoying outside seating area for guests and private use. To the rear of the property there is an enclosed courtyard with rear access from service lane. Timber built laundry room with plumbing for automatic washing machines, space for dryers; Belfast sink.





Services:

Mains water, electricity, gas and drainage are connected to the property.

Business:

The property has been used as a luxury bed and breakfast for many years and has a good established business with many return customers. The property is available to include all fixtures and fittings excluding personal items. (Full inventory upon completion). The property trades just below vat threshold but is only open six months of the year. Full details of accounts will be available after viewing.

Viewing:


By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Directions:

The property is located in a prominent location on the Promenade in Llanfairfechan.

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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